

*Preston Cove
Community Development District*

*Meeting Agenda
December 17, 2025*

AGENDA

Preston Cove

Community Development District

219 East Livingston Street, Orlando, Florida 32801

Phone: 407-841-5524 – Fax: 407-839-1526

December 10, 2025

**Board of Supervisors
Preston Cove Community
Development District**

Dear Board Members:

The regular meeting of the Board of Supervisors of **Preston Cove Community Development District** will be held **Thursday, December 17, 2025 at 9:00 AM at 8 Broadway, Suite 104, Kissimmee, Florida 34741**. Following is the advance agenda for the meeting:

1. Roll Call
2. Public Comment Period
3. Organizational Matters
 - A. Administration of Oath of Office to Newly Elected Supervisors
 - B. Consideration of Resolution 2026-01 Canvassing and Certifying the Results of the Landowners' Election
 - C. Election of Officers
 - D. Consideration of Resolution 2026-02 Electing Officers
4. Approval of Minutes of the September 25, 2025 Board of Supervisors Meeting and Acceptance of Minutes of the November 14, 2025 Landowners' Meeting
5. Ratification of Fencing Services Agreement with All-Rite Fence Services, LLC
6. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. District Manager's Report
 - i. Check Register
 - ii. Balance Sheet and Income Statement
 - D. Field Manager's Report
 - i. Consideration of Proposal for Clubhouse Landscaping Enhancement from Blade Runners
7. Other Business
8. Supervisors Requests
9. Adjournment

The balance of the agenda will be discussed at the meeting. In the meantime, if you should have any questions, please do not hesitate to contact me.

Sincerely,

Jeremy LeBrun

Jeremy LeBrun
District Manager

SECTION 3

SECTION B

RESOLUTION 2026-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE PRESTON COVE COMMUNITY DEVELOPMENT DISTRICT CANVASSING AND CERTIFYING THE RESULTS OF THE LANDOWNERS' ELECTION OF SUPERVISORS HELD PURSUANT TO SECTION 190.006(2), FLORIDA STATUTES, AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the Preston Cove Community Development District (hereinafter the "District") is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated entirely within Osceola County, Florida; and

WHEREAS, pursuant to Section 190.006(2), *Florida Statutes*, a landowners meeting is required to be held within 90 days of the District's creation and every two years following the creation of the District for the purpose of electing supervisors of the District; and

WHEREAS, such landowners meeting was held on November 14, 2025, at which the below recited persons were duly elected by virtue of the votes cast in their respective favor; and

WHEREAS, the Board of Supervisors of the District, by means of this Resolution, desire to canvas the votes and declare and certify the results of said election.

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE PRESTON COVE COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. The following persons are found, certified, and declared to have been duly elected as Supervisors of and for the District, having been elected by the votes cast in their favor as shown:

_____	Seat 1	Votes _____
_____	Seat 2	Votes _____
_____	Seat 5	Votes _____

SECTION 2. In accordance with Section 190.006(2), *Florida Statutes*, and by virtue of the number of votes cast for the Supervisor, the above-named person is declared to have been elected for the following term of office:

_____	4 Year Term
_____	4 Year Term
_____	2 Year Term

SECTION 3. This resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this 17th day of December, 2025.

ATTEST:

**PRESTON COVE COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairperson, Board of Supervisors

SECTION D

RESOLUTION 2026-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE PRESTON COVE COMMUNITY DEVELOPMENT DISTRICT ELECTING THE OFFICERS OF THE DISTRICT AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the Preston Cove Community Development District (the “District”) is a local unit of special purpose government created and existing pursuant to Chapter 190, *Florida Statutes*; and

WHEREAS, the Board of Supervisors of the District (“Board”) desires to elect the Officers of the District.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE PRESTON COVE COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. The following persons are elected to the offices shown:

Chairperson	_____
Vice Chairperson	_____
Secretary	_____
Assistant Secretary	_____
Assistant Secretary	_____
Assistant Secretary	_____
Assistant Secretary	_____
Treasurer	_____
Assistant Treasurer	_____
Assistant Treasurer	_____

SECTION 2. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this 17th day of December, 2025.

ATTEST:

**PRESTON COVE COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairperson/Vice-Chairperson

SECTION 4

**MINUTES OF MEETING
PRESTON COVE
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Preston Cove Community Development District was held Thursday, **September 25, 2025**, at 9:00 a.m. at 8 Broadway, Suite 104, Kissimmee, Florida.

Present and constituting a quorum:

Shaman Foradi
Owais Khanani
Maria “MJ” Sanchez
Jawaad Khanani

Chairman
Vice Chairman
Assistant Secretary
Appointed as Assistant Secretary

Also present were:

Jeremy LeBrun
Jay Lazarovich
Pete Glasscock
Jarett Wright

District Manager, GMS
District Counsel, Latham Luna
District Engineer
Field Manager, GMS

FIRST ORDER OF BUSINESS

Roll Call

Mr. LeBrun called the meeting to order at 9:00 a.m. Three Supervisors were present constituting a quorum.

SECOND ORDER OF BUSINESS

Public Comment Period

There being no comments, the next item followed.

THIRD ORDER OF BUSINESS

Organizational Matters

A. Appointment of Individual to Fulfill Board Vacancy in Seat #3 with a Term Ending November 2027

Mr. LeBrun asked if there were any nominations to fill Seat #3. Mr. Owais Khanani made a motion to appoint Jawaad Khanani to seat #3.

On MOTION by Mr. Owais Khanani, seconded by Mr. Foradi, with all in favor, the Appointment of Jawaad Khanani to fill Vacant Seat #3, was approved 3-0.

B. Administration of Oath of Office to Newly Appointed Board Member

Mr. LeBrun administered the oath of office to Jawaad Khanani.

**Mr. Owais Khanani left the meeting at this time.*

C. Consideration of Resolution 2025-04 Electing Assistant Secretary

Mr. LeBrun stated this will elect Jawaad Khanani as an Assistant Secretary and allow the Board to make any changes to the current officers.

On MOTION by Mr. Jawaad Khanani, seconded by Ms. Sanchez, with all in favor, Resolution 2025-04 Electing Jawaad Khanani as an Assistant Secretary, was approved.

FOURTH ORDER OF BUSINESS

**Approval of Minutes of the June 26, 2025
Board of Supervisors Meeting**

Mr. LeBrun presented the minutes of the June 26, 2025 Board of Supervisors meeting and asked for any comments, corrections, or changes. The Board had no changes to the minutes.

On MOTION by Mr. Jawaad Khanani, seconded by Mr. Foradi, with all in favor, the Minutes of the June 26, 2025 Board of Supervisors Meeting, were approved.

FIFTH ORDER OF BUSINESS

**Consideration of Resolution 2025-07
Ratifying the Actions of the District
Manager and Chairman in Resetting and
Noticing the Public Hearing**

Mr. Lazarovich presented Resolution 2025-07 to the Board and stated the public hearing was previously set for July 24, 2025 and subsequently August 28, 2025, however it had to be rescheduled to September 25, 2025, due to lack of quorum. He added this will ratify the actions taken by the District Manager and the Chair in resetting those.

On MOTION by Mr. Foradi, seconded by Mr. Jawaad Khanani, with all in favor, Resolution 2025-07 Ratifying the Actions of the District Manager and Chairman in Resetting and Noticing the Public Hearing, was approved.

SIXTH ORDER OF BUSINESS

Public Hearing

Mr. LeBrun asked for a motion to open the public hearing.

On MOTION by Mr. Foradi, seconded by Mr. Jawaad Khanani, with all in favor, Opening the Public Hearing, was approved.

A. Consideration of Resolution 2025-08 Adopting the Fiscal Year 2026 Budget and Relating to the Annual Appropriations

Mr. LeBrun presented Resolution 2025-08 to the Board on page 21 of the agenda package. He stated the Revenues are on page 23 of the package that also shows the developer contribution. He added the General Administrative costs are the costs of the District and are similar to the current year's numbers. He continued onto page 24 with the Maintenance Budget. He noted these are field expenditures and are taken from the actuals of the current year. He added they will slowly start to see the amenity numbers as they have just opened their Amenity Center. He stated there is no increase in assessments for this fiscal year. He noted the explanations for each line item are on page 25 of the agenda package.

On MOTION by Mr. Foradi, seconded by Mr. Jawaad Khanani, with all in favor, Resolution 2025-08 Adopting the Fiscal Year 2026 Budget and Relating to the Annual Appropriations, was approved.

B. Consideration of Resolution 2025-09 Imposing Special Assessments and Certifying an Assessment Roll

Mr. LeBrun presented Resolution 2025-09 to the Board and stated this resolution will fund the budget the Board just adopted.

On MOTION by Mr. Foradi, seconded by Mr. Jawaad Khanani, with all in favor, Resolution 2025-09 Imposing Special Assessments and Certifying an Assessment Roll, was approved.

Mr. LeBrun asked for a motion to close the public hearing.

On MOTION by Mr. Foradi, seconded by Mr. Jawaad Khanani, with all in favor, Closing the Public Hearing, was approved.

SEVENTH ORDER OF BUSINESS

Consideration of Fiscal Year 2026 Deficit Funding Agreement with Elevation Preston Cove LLC

Mr. Lebrun presented the FY26 Deficit Funding Agreement with Elevation Preston Cove LLC. He stated the Developer Contribution line in the budget is only if the deficit of the assessments does not cover the full amount of the budget and this agreement will allow Elevation Preston Cove LLC to cover the costs. He noted they do not predict needing the Developer Contribution.

On MOTION by Mr. Foradi, seconded by Mr. Jawaad Khanani, with all in favor, the Fiscal Year 2026 Deficit Funding Agreement with Elevation Preston Cove LLC, was approved.

EIGHTH ORDER OF BUSINESS

Consideration of Auditing Services Agreement with Grau & Associates for Fiscal Year 2025

Mr. Lebrun presented the Auditing Services Agreement with Grau & Associates and stated this will allow them to perform the FY 2025 audit.

On MOTION by Mr. Jawaad Khanani, seconded by Mr. Foradi, with all in favor, the Auditing Services Agreement with Grau & Associates for Fiscal Year 2025, was approved.

NINTH ORDER OF BUSINESS

Ratification of Utility Easement Agreement with OUC

Mr. Lazarovich stated they can take item 9 and 10 together.

TENTH ORDER OF BUSINESS

Ratification of Temporary Construction Easement Agreement with Clayton Properties Group, Inc.

Mr. Lazarovich presented items 9 and 10 to the Board. He stated they had received an agreement from Clayton Properties, who is an adjacent company of OUC, to help with the utility construction. He noted these have already been executed and they need a motion to ratify.

On MOTION by Mr. Foradi, seconded by Mr. Jawaad Khanani, with all in favor, the Utility Easement Agreement with OUC and the Temporary Construction Easement Agreement with Clayton Properties Group, Inc., were ratified.

ELEVENTH ORDER OF BUSINESS

District Goals and Objectives

A. Adoption of Fiscal Year 2026 Goals and Objectives

Mr. Lebrun stated the state requires Special Districts to adopt a set of goals and objectives each year. He noted the FY26 goals and objectives are identical to the ones they have currently, and all align with the state statute.

On MOTION by Mr. Foradi, seconded by Mr. Jawaad Khanani, with all in favor, the Adoption of Fiscal Year 2026 Goals and Objectives, was approved.

B. Presentation of Fiscal Year 2025 Goals and Objectives and Authorizing Chair to Execute

Mr. Lebrun stated this item will allow the Chair to execute the goals and objectives when the fiscal year is done.

On MOTION by Mr. Foradi, seconded by Mr. Jawaad Khanani, with all in favor, the Fiscal Year 2025 Goals and Objectives and Authorizing Chair to Execute, was approved.

TWELFTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Lazarovich stated they received a request from the developer's counsel to go forward with a few properties. He added they will bring the resolutions to the Board when they are ready.

B. Engineer

There being no comments, the next item followed.

C. District Manager's Report**i. Check Register**

Mr. LeBrun presented the check register for the month of August totaling \$20,683.29 and offered to answer any Board questions. There being no questions, there was a motion of approval.

On MOTION by Mr. Foradi, seconded by Mr. Jawaad Khanani, with all in favor, the Check Register for April 2025, was approved.

ii. Balance Sheet and Income Statement

Mr. LeBrun presented the unaudited financials through August 31, 2025. There was no action required, and this item was presented for Board information.

iii. Approval of Fiscal Year 2026 Meeting Dates

Mr. LeBrun presented the FY26 Meeting Dates to the Board. He noted there are a few exceptions to the schedule, one being a Landowner's meeting on November 14, 2025 and the meeting in December was moved up a week, due to it falling on a holiday. He stated they currently hold the meetings at 9:00 a.m. and asked the Board if they would like to move the time of the meeting. The Board decided to keep the meetings at 9:00 a.m.

On MOTION by Mr. Foradi, seconded by Mr. Jawaad Khanani, with all in favor, the Fiscal Year 2026 Meeting Dates, were approved.

D. Field Manager's Report

Mr. Wright presented the Field Manager's Report. He stated both ponds were bushhogged and maintained and they will be performing this task on a regular basis, starting now. He noted they will have to adjust the contract when Phase 3 is ready to be maintained, because it was not in the original contract. He stated they were starting to see issues with draining in the community and noted both playgrounds are holding water for long amounts of time. He added when this happens in other communities, they have to take the mulch out and add French drains under the mulch. Tract 27 has also become a problem and Mr. Wright learned Crossings was supposed to add in a drainage system, but it never happened. Because of this, the engineer is working to get the drains installed.

Mr. Wright stated they have all permitting for the pool ready, however they are still working on fencing to go around the pool pumps. He added he has not heard a recent update on the installation of the ADA Chair in the pool but will get one as soon as possible.

i. Consideration of Proposal for Access System Installation from Current Demands

Mr. Wright presented the proposal from Current Demands to install an access system. He stated this will replace the old system with a much more user-friendly system that will make it easier for the residents and the District.

On MOTION by Mr. Foradi, seconded by Mr. Jawaad Khanani, with all in favor, the Proposal for Access System Installation from Current Demands, was approved.

THIRTEENTH ORDER OF BUSINESS

Other Business

Mr. Wright stated because of the construction at the main entrance sign, there were plants that were damaged, and they are working on fixing the plants. He added because they changed the plant-bed size, he would like to do a full re-style and will be bringing proposals back for the Board. He noted because the beds are small, it will be inexpensive.

FOURTEENTH ORDER OF BUSINESS

Supervisors Requests

There being no comments, the next item followed.

FIFTEENTH ORDER OF BUSINESS

Adjournment

Mr. LeBrun adjourned the meeting.

On MOTION by Mr. Jawaad Khanani, seconded by Mr. Foradi, with all in favor, the meeting was adjourned.

Secretary/Assistant Secretary

Chairman/Vice Chairman

the 'information' and 'communication' fields. The 'information' field is defined as:

...the study of the processes of information production, distribution, access, use and evaluation, and the study of the social, cultural, economic and political contexts in which these processes take place. (p. 10)

The 'communication' field is defined as:

...the study of the processes of communication production, distribution, access, use and evaluation, and the study of the social, cultural, economic and political contexts in which these processes take place. (p. 10)

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**MINUTES OF MEETING
PRESTON COVE
COMMUNITY DEVELOPMENT DISTRICT**

The Landowners' meeting of the Board of Supervisors of the Preston Cove Community Development District was held Friday, **November 14, 2025** at 10:00 a.m. at the Offices of Hanson, Walter & Associates, Inc. 8 Broadway, Suite 104, Kissimmee, Florida.

Present were:

Jeremy LeBrun

FIRST ORDER OF BUSINESS

**Determination of Number of Voting Units
Represented**

Mr. LeBrun noted that she had been provided a landowner proxy from Elevation Preston Cove, LLC signed naming Jeremy LeBrun as the proxy holder representing 106 total votes.

SECOND ORDER OF BUSINESS

Call to Order

Mr. LeBrun called the meeting to order.

THIRD ORDER OF BUSINESS

**Election of Chairman for the Purpose of
Conducting Landowners' Meeting**

Mr. LeBrun asked those present if there were any objections to electing him as the Chairman for the purpose of conducting the Landowners' meeting. There were no objections, and Mr. LeBrun was elected as the Chairman.

FOURTH ORDER OF BUSINESS

**Nominations for the Positions of
Supervisors**

Mr. LeBrun nominated Owais Khanani to seat 1, Paul Roth to seat 2, and Loubna Kaboune to seat 5.

FIFTH ORDER OF BUSINESS

Casting of Ballots

Mr. LeBrun cast 100 votes for Owais Khanani, 100 votes for Paul Roth, and 99 votes for Loubna Kaboune.

SIXTH ORDER OF BUSINESS

Tabulation of Ballots and Announcement of Results

Mr. LeBrun noted that Mr. Khanani and Mr. Roth will serve four-year terms and Ms. Kaboune will serve a two-year term.

SEVENTH ORDER OF BUSINESS

Landowners' Questions and Comments

Mr. LeBrun asked for any questions at this time. Hearing no questions or comments, the next item followed.

EIGHTH ORDER OF BUSINESS

Adjournment

Mr. LeBrun adjourned the meeting at 10:03 a.m.

SECTION 5

FENCING SERVICES AGREEMENT
(Preston Cove Community Development District)

THIS FENCING SERVICES AGREEMENT (“Agreement”) is made and enter into effective as of the 30th day of October, 2025 (the “Effective Date”), between the **PRESTON COVE COMMUNITY DEVELOPMENT DISTRICT** (hereinafter referred to as the “District”), a local unit of special purpose government created under Chapter 190, *Florida Statutes*, whose mailing address is c/o Governmental Management Services – Central Florida, LLC, 219 East Livingston Street, Orlando, Florida 32801 and **ALL-RITE FENCE SERVICES, LLC**, a Florida profit corporation (“Contractor”), whose mailing address is **5115 OLD WINTER GARDEN RD ORLANDO, FL 32811**.

W I T N E S S E T H:

Subject to and upon the terms and conditions of this Agreement and in consideration of the mutual promises set forth herein and other good and valuable consideration, the sufficiency of which is hereby acknowledged, the District and Contractor agree as follows:

1. **DEFINITIONS.**

(a) **Agreement.** The Agreement consists of (i) this Fencing Services Agreement; and (ii) the Contractor’s October 14, 2025, proposal which is incorporated by reference into this Agreement and attached hereto as Exhibit “A” (the “Proposal”). The Agreement represents the entire and integrated Agreement between the parties hereto and supersedes all prior negotiations, representation, or agreements, either written or oral. The Agreement may be amended or modified only as set forth below in Article 14. In the event of any conflict between the terms herein and term(s) in the Proposal, the terms herein shall prevail.

(b) **Services.** The term “Services” or “Work” as used in this Agreement shall be construed to include all work set forth in the Proposal and all obligations of the Contractor under this Agreement, including any addenda or special conditions. In the event of any conflict between the terms of the Proposal with the terms of this Agreement, the terms of this Agreement shall prevail.

2. **SCOPE OF WORK.** A description of the nature, scope, location and schedule of the Services to be performed by Contractor under this Agreement shall be as pursuant to the Proposal attached hereto as Exhibit “A” and incorporated herein. The area to be included under this Agreement may be amended by the mutual consent of the District and the Contractor.

3. **COMMENCEMENT OF SERVICES AND TERM.** Contractor shall commence the Services on the Effective Date and shall perform the same in accordance with the terms herein. The term of this Agreement shall continue for three (3) months from the Effective Date. Contractor shall assure that a permit is obtained before any Services are started.

4. **DISTRICT MANAGER.**

(a) The District's authorized representative (herein referred to as the "District Manager") shall be the District Manager of the District, which is Governmental Management Services – Central Florida, LLC, whose mailing address is 219 E. Livingston Street, Orlando, Florida, 32801, Attention: Jeremy LeBrun; provided, however, that the District may, without liability to the Contractor, unilaterally amend this Article from time to time by designating a different person or organization to act as its representative and so advising the Contractor in writing, at which time the person or organization so designated shall be the District's representative for the purpose of this Agreement.

(b) All actions to be taken by, all approvals, notices, consent, directions and instruction to be given by, all notices and other matters to be delivered to, all determinations and decisions to be made by and, in general, all other action to be taken by, or given to, the District shall be taken, given, and made by, or delivered or given to the District Manager in the name of and on behalf of the District, provided, however, that the District (and not the District Manager or any other agents of the District) shall be solely obligated to the Contractor for all sums required to be paid by the District to the Contractor hereunder.

5. COMPENSATION AND PAYMENTS.

(a) The District agrees to pay the Contractor \$3,925.00 for the Work, pursuant to the Proposal.

(b) Work Authorizations shall mean orders or directives issued by the District. Work Authorizations shall be issued for repairs or emergency services, changes to the scope of the area in which services are required, or for any services beyond those set forth in Article 2. Work performed under a Work Authorization may be paid either on a lump sum basis, a unit price basis, or a time and material basis in the District's sole discretion. Contractor shall not be entitled to compensation for Work outside the scope of Article 2 unless Contractor has obtained prior written authorization of District to perform the same.

(c) After all of the Work is completed, the District shall have the right to inspect and/or review the Work to accept or deny the sufficiency of the Work before a payment is required to be made by the District to the Contractor.

6. REPRESENTATIONS, WARRANTIES AND COVENANTS.

(a) Contractor hereby represents to District that: (i) it has the experience, qualifications and skill to perform the Services as set forth in this Agreement; (ii) it is duly licensed and permitted to observe and perform the terms, covenants, conditions and other provisions on its part to be observed or performed under this Agreement; (iii) it has the necessary employees, training, equipment, materials and inventory required to perform the Services as set forth in this Agreement; (iv) it has, by careful examination, satisfied itself as to: (a) the nature, location and character of the Services which are to be performed; and (b) all other matters or things which could in any manner affect the performance of the Services.

(b) The contract warrants to the District that all employees shall be properly trained prior to performing any services to the District.

7. EMPLOYEES; INDEPENDENT CONTRACTOR STATUS.

(a) All matters pertaining to the employment, supervision, training, licensing, compensation, insurance, benefits, promotion, and discharge of any employees of Contractor or of entities retained by Contractor are the sole responsibility of Contractor. Contractor shall fully comply with all applicable acts and regulations having to do with workman's compensation, social security, unemployment insurance, hours of labor, wages, working conditions and other employer-employee related subjects. Contractor shall obtain, for each individual Contractor employees on the District's premises at any time, a criminal background check performed by an appropriate federal or state agency or by a professional and licensed private investigator, and shall make, based on the results of such background checks, employment suitability determinations for each employee that are reasonable and customary within the Contractor's industry. Contractor shall maintain copies of said background checks on file so long as the subject individual(s) remains in Contractor's employ, and Contractor shall make all background checks available for District's review upon request. Contractor shall enforce strict discipline and good order among its employees on the District's premises. Contractor shall comply with all requirements of the E-Verify System as set forth in Article 18.

(b) Contractor is an independent contractor and not an employee of the District. It is further acknowledged that nothing herein shall be deemed to create or establish a partnership or joint venture between the District and Contractor. Contractor has no authority to enter into any contracts whether oral or written, on behalf of the District.

8. COMPLIANCE WITH LAWS, REGULATIONS, RULES AND POLICIES.

(a) At all times, Contractor shall operate in accordance with all applicable laws, statutes, regulations, rules, ordinances, policies, permits and orders. Contractor is responsible for obtaining all licenses, permits or other approvals required for its performance of the Services.

(b) Contractor hereby covenants and agrees to comply with all of the rules, ordinances and regulations of governmental authorities wherein the District's facilities are located, as said rules, etc. may specifically relate to Contractor or its Services provided hereunder, at Contractor's sole cost and expense, and Contractor will take such action as may be necessary to comply with any and all notices, orders or other requirements affecting the Services described herein as may be issued by any governmental agency having jurisdiction over Contractor, unless specifically instructed by the District that it intends to contest such orders or requirements and that Contractor shall not comply with the same. Contractor shall provide immediate notice to the District of any such orders or requirements upon receipt of same.

(c) The District is a local unit of special purpose government created in accordance with the Uniform Community Development District Act of 1980, Chapter 190, *Florida Statutes*. Contractor agrees to comply with all applicable requirements of the "Sunshine Law," the

“Public Records Law,” the Community Development Districts Law, and all other statutes and regulations applicable to Contractor.

9. WORKPLACE ENVIRONMENT AND PUBLIC SAFETY.

(a) Contractor agrees to provide a safe and healthy workplace environment for its employees and agents and a safe and healthy environment for the public at all times. Contractor shall promptly correct any unsafe condition or health hazard in its control and shall immediately report any such condition to the District. In addition to all other requirements of this Agreement, Contractor shall comply with all federal, state and local laws and regulations related to health and safety. Further, Contractor acknowledges that all vehicles and equipment must be properly and safely operated and, where applicable, licensed and/or permitted, to operate on public roadways. Contractor acknowledges that it is responsible for public safety issues including but not limited to: proper work methods, use of protective equipment, safe maintenance, traffic control through security zones and entrances, and handling and use of materials, vehicles, and equipment, as applicable.

(b) Contractor shall, prior to performing any of the Services, provide employees with training to perform their jobs safely, including instruction in proper work methods, legal requirements, traffic safety, use of protective equipment, and safe maintenance, handling and use of materials, vehicles, and equipment. Contractor will not ask or allow any employee to operate any vehicle or equipment until the employee has received all relevant and advisable training. Contractor shall assure that Contractor and all employees are licensed and/or have all applicable permits, necessary to perform the Services.

(c) Contractor will furnish, at its expense, uniforms and all safety and protective equipment required or advisable for the protection of employees.

10. PUBLIC RECORDS AND OWNERSHIP OF BOOKS AND RECORDS.

(a) Contractor understands and agrees that all documents of any kind relating to this Agreement may be public records and, accordingly, Contractor agrees to comply with all applicable provisions of Florida public records law, including but not limited to the provisions of Chapter 119, *Florida Statutes*. Contractor acknowledges and agrees that the public records custodian of the District is the District Manager, which is currently Governmental Management Services - Central Florida, LLC (the “Public Records Custodian”). Contractor shall, to the extent applicable by law:

(i) Keep and maintain public records required by District to perform services;

(ii) Upon request by District, provide District with the requested public records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided in Chapter 119, *Florida Statutes*;

(iii) Ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law

for the duration of the Agreement term and following the Agreement term if the Contractor does not transfer the records to the Public Records Custodian of the District; and

(iv) Upon completion of the Agreement, transfer to the District, at no cost, all public records in District's possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws.

IF THE CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE CONTRACTORS'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE DISTRICT'S CUSTODIAN OF PUBLIC RECORDS AT (407-841-5524), OR BY EMAIL AT JLEBRUN@GMSCFL.COM, OR BY REGULAR MAIL AT 219 E. LIVINGSTON STREET, ORLANDO, FLORIDA 32801, ATTENTION: DISTRICT PUBLIC RECORDS CUSTODIAN.

11. INSURANCE.

(a) Contractor shall, throughout the performance of its services pursuant to this Agreement, maintain at a minimum:

(i) Occurrence based comprehensive general liability insurance (including broad form contractual coverage), with a minimum limit of \$1,000,000 single limit per occurrence, protecting it and District from claims for bodily injury (including death), property damage, contractual liability, products liability and personal injury which may arise from or in connection with the performance of Contractor's services under this Agreement or from or out of any act or omission of Contractor, its officers, directors, agents, and employees;

(ii) Occurrence based automobile liability insurance including bodily injury and property damage, including all vehicles owned, leased, hired and non-owned vehicles with limits of not less than \$1,000,000.00 combined single limit covering all work performed hereunder;

(iii) Workers' compensation insurance as required by applicable law (or employer's liability insurance with respect to any employee not covered by workers' compensation) with minimum limits of \$1,000,000 per occurrence;

(iv) Employers liability, with a minimum coverage level of \$1,000,000; and

(v) Umbrella excess liability coverage in an amount of \$1,000,000 combined single limit.

(b) All such insurance required in Paragraph 11(a) shall be with companies and on forms acceptable to District and shall provide that the coverage thereunder may not be reduced

or canceled unless thirty (30) days prior written notice thereof is furnished to District; the insurance required under paragraph 11(a)(i) shall name the District as an additional insured. Certificates of insurance (and copies of all policies, if required by the District) shall be furnished to the District. In the event of any cancellation or reduction of coverage, Contractor shall obtain substitute coverage as required under this Agreement, without any lapse of coverage to District whatsoever.

12. SOVEREIGN IMMUNITY. Nothing contained herein, or in the Agreement, or in the Terms and Conditions, shall cause or be construed as a waiver of the District's immunity or limitations on liability granted pursuant to section 768.28, *Florida Statutes*, or other law, and nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which could otherwise be barred under the Doctrine of Sovereign Immunity or by operation of law.

13. INDEMNIFICATION Contractor agrees to indemnify, save harmless and defend the District, its officers, directors, board members, employees, agents and assigns, from and against any and all liabilities, claims, penalties, forfeitures, suits, legal or administrative proceedings, demands, fines, punitive damages, losses, liabilities and interests, and any and all costs and expenses incident thereto (including costs of defense, settlement and reasonable attorneys' fees, which shall include fees incurred in any administrative, judicial or appellate proceeding) which the District, their officers, directors, board members, employees, agents and assigns, may hereafter incur, become responsible for or pay out to the extent arising out of (i) Contractor's (or its agents, employees or subcontractors) breach of any term or provision of this Agreement, or (ii) any negligent or intentional act or omission of Contractor, its agents, employees or subcontractors, related to or in the performance of this Agreement.

14. MODIFICATIONS, ADDITIONS OR DELETIONS TO THE SERVICES.

(a) A Work Authorization shall be in writing by the District, which shall consist of additions, deletions or other modifications to the Agreement.

(b) The District may, from time to time, without affecting the validity of the Agreement, or any term or condition thereof, issue Work Authorizations which may identify additional or revised Scope of Services, or other written instructions and orders, which shall be governed by the provisions of the Agreement. The Contractor shall comply with all such orders and instructions issued by the District. Upon receipt of any Work Authorization, the Contractor shall promptly proceed with the work, and the resultant decrease or increase in the amount to be paid the Contractor, if any, shall be governed by the provisions of Article 5 in this Agreement.

15. PROTECTION OF PERSONS AND PROPERTY; MONITORING.

(a) In addition to all other requirements hereunder, the Contractor shall be responsible for initiating, maintaining and supervising safety precautions and programs in connection with the Services, and shall provide all protection to prevent injury to persons involved in any way in the Services and all other persons, including, without limitation, the employees, agents guests, visitors, invitees and licensees of the District and community residents, tenants, and the general public that may be affected thereby.

(b) All Services, whether performed by the Contractor, its Subcontractors, or anyone directly or indirectly employed by any of them, and all applicable equipment, machinery, materials, tools and like items used in the Services, shall be in compliance with, and conform to: (i) all applicable laws, ordinances, rules, regulations and orders of any public, quasi-public or other governmental authority; and (ii) all codes, rules, regulations and requirements of the District and its insurance carriers relating thereto. In the event of conflicting requirements, the more stringent shall govern.

(c) The Contractor shall at all times keep the general area in which the Services are to be performed, including but not limited to sidewalks, roadways, trails, rights-of-way, open spaces, and all such areas impacted by the Services, clean and free from accumulation of waste materials or rubbish (including, without limitation, hazardous waste), caused by performance of the Services, and shall continuously throughout performance of the Services, remove and dispose of all such materials. The District may require the Contractor to comply with such standards, means and methods of cleanup, removal or disposal as the District may make known to the Contractor. In the event the Contractor fails to keep the general area in which the Services are to be performed clean and free from such waste or rubbish, or to comply with such standards, means and methods, the District may take such action and offset any and all costs or expenses of whatever nature paid or incurred by the District in undertaking such action against any sums then or thereafter due to the Contractor.

(d) Contractor shall cooperate with and participate in, at no additional cost or charge, all programs, plans or routines for monitoring and reporting to District, as required in the sole discretion of the District, to ensure satisfactory performance of the Services provided hereunder.

16. SUSPENSION OR TERMINATION.

(a) Anything in this Agreement to the contrary notwithstanding, District shall, in its sole discretion and without cause, have the right to suspend or terminate this Agreement upon thirty (30) days prior written notice to Contractor.

(b) If the Contractor should become insolvent, file any bankruptcy proceedings, make a general assignment for the benefit of creditors, suffer or allow appointment of a receiver, refuse, fail or be unable to make prompt payment to Subcontractors, disregard applicable laws, ordinances, governmental orders or regulations or the instructions of the District, or if the Contractor should otherwise be guilty of a violation of, or in default under, any provisions of the Agreement, then the District may, without prejudice to any other right or remedy available to the District and after giving the Contractor and its surety, if any, seven (7) days' written notice, terminate the Contract and the employment of Contractor. In addition, without terminating this Contract as a whole, the District may, under any of the circumstances above, terminate any portion of this Contract (by reducing, in such a manner as District deems appropriate, the Scope of Service to be performed by the Contractor) and complete the portion of this Contract so terminated in such manner as the District may deem expedient.

17. SUBCONTRACTORS. If the Contractor desires to employ Subcontractors in connection with the performance of its Services under this Agreement:

(a) Nothing contained in the Agreement shall create any contractual relationship between the District and any Subcontractor. However, it is acknowledged that the District is an intended third-party beneficiary of the obligations of the Subcontractors related to the Services.

(b) Contractor shall coordinate the services of any Subcontractors and remain fully responsible under the terms of this Agreement; Contractor shall be and remain responsible for the quality, timeliness and coordination of all Services furnished by the Contractor or its Subcontractors.

(c) All subcontracts shall be written. Each subcontract shall contain a reference to this Agreement and shall incorporate the terms and condition of this Agreement to the full extent applicable to the portion of the Services covered thereby. Each Subcontractor must agree, for the benefit of the District, to be bound by such terms and conditions to the full extent applicable to its portion of the Services.

18. COMPLIANCE WITH E-VERIFY SYSTEM

(a) The Contractor shall comply with and perform all applicable provisions and requirements of Section 448.095, *Florida Statutes* and Section 448.09(1), *Florida Statutes*. Accordingly, beginning on the Effective Date, to the extent required by Section 448.095, *Florida Statutes*, the Contractor shall enroll with and use the United States Department of Homeland Security's E-Verify system to verify the work authorization status of all newly hired employees. The District may terminate this Agreement immediately for cause if there is a good faith belief that the Contractor has knowingly violated Section 448.091, *Florida Statutes*.

(b) If the Contractor anticipates entering into agreements with a subcontractor for the work, Contractor will not enter into the subcontractor agreement without first receiving an affidavit from the subcontractor regarding compliance with Section 448.095, *Florida Statutes*, and stating that the subcontractor does not employ, contract with, or subcontract with an unauthorized alien. Contractor shall maintain a copy of such affidavit for the duration of the agreement and provide a copy to the District upon request. In the event that the District has a good faith belief that a subcontractor has knowingly violated Section 448.095, *Florida Statutes*, but the Contractor has otherwise complied with its obligations hereunder, the District shall promptly notify the Contractor. The Contractor agrees to immediately terminate the agreement with the subcontractor upon notice from the District. Further, absent such notification from the District, the Contractor or any subcontractor who has a good faith belief that a person or entity with which it is contracting has knowingly violated Section 448.09(1), *Florida Statutes*, shall promptly terminate its agreement with such person or entity.

(c) By entering into this Agreement, the Contractor represents that no public employer has terminated a contract with the Contractor under Section 448.095(2)(c), *Florida Statutes*, within the year immediately preceding the date of this Agreement.

19. NOTICE.

(a) Notices required or permitted to be given under this Agreement shall be in writing, may be delivered personally or by overnight delivery service or courier service with delivery confirmation, and shall be given when received by the addressee. Notices shall be addressed as follows:

If to District: Preston Cove Community Development District
c/o Governmental Management Services–Central Florida, LLC
219 E. Livingston Street
Orlando, Florida 32801
Attention: Jeremy LeBrun, District Manager
Telephone: (407) 841-5524

Copy to: Latham, Luna, Eden & Beaudine, LLP
201 South Orange Ave., Suite 1400
Orlando, Florida 32801
Attention: Jan Albanese Carpenter, District Counsel
Telephone: (407) 481-5800

If to Contractor: All-Rite Fence Services, LL,
5515 Old Winter Garden Rd,
Orlando, Florida 32811
Attention: Mike Schepper
Telephone: (407) 295-7093

(b) Notwithstanding the foregoing, any notice sent to the last designated address of the party to whom a notice may be or is required to be delivered under this Agreement shall not be deemed ineffective if actual delivery cannot be made due to a change of address of the party to whom the notice is directed or the failure or refusal of such party to accept delivery of the notice. Parties may change notice address by delivering written notice by mail, overnight delivery service, or courier service to the other party and such change shall become effective when received by the addressee.

20. ATTORNEYS' FEES. If either party hereto institutes an action or proceeding for a declaration of the rights of the parties of the Agreement for injunctive relief, for an alleged breach or default of, or any other action arising out of the Agreement, or in the event any party hereto is in default of its obligations pursuant hereto, whether or not suit is filed or prosecuted to final judgment, the non-defaulting or prevailing party shall be entitled to its actual attorneys' fees and to any court costs and expenses incurred, in addition to any other damages or relief awarded.

21. GOVERNING LAW AND JURISDICTION. This Agreement shall be interpreted and enforced under the laws of the State of Florida. The parties will comply with the terms of the Agreement only to the extent they are enforceable or permitted under Florida law. Any litigation arising under this Agreement shall occur in a court having jurisdiction in Osceola County, Florida.

THE PARTIES WAIVE TRIAL BY JURY AND AGREE TO SUBMIT TO PERSONAL JURISDICTION AND VENUE IN OSCEOLA COUNTY, FLORIDA.

22. SEVERABILITY. In the event that any provision of this Agreement is judicially construed to be invalid by a court of competent jurisdiction, such provision shall then be construed in a manner allowing its validity, or if this leads to an impracticable result, shall be stricken, but in either event, all other provisions of the Agreement shall remain in full force and effect.

23. NO WAIVER. No failure by either party to insist upon the strict performance of any covenant, duty, contract or condition of this Agreement or to exercise any right or remedy upon a breach thereof shall constitute a waiver of any such breach or of such or any other covenant, contract, term or condition. Any party hereto, by written notice executed by such party, may, but shall be under no obligation to, waive any of its rights or any conditions to its obligations hereunder, or any duty, obligation, or covenant of any other party hereto. No waiver shall affect or alter this Agreement, but each and every covenant, contract, term and condition of this Agreement shall continue in full force and effect with respect to any other then-existing or subsequent breach thereof.

24. NO MODIFICATION. No modification, waiver, amendment, discharge or change of this Agreement shall be valid unless the same is in writing and signed by the parties against which such enforcement is or may be sought. This instrument contains the entire contract made between the parties and may not be modified orally or in any manner other than by a contract in writing signed by all parties hereto or their respective successors-in-interest.

25. TIME IS OF THE ESSENCE. The time for delivery and/or completion of the work to be performed under the Agreement shall be of the essence of the Agreement.

26. ARM'S LENGTH TRANSACTION. This Agreement has been negotiated fully between the parties as an arm's length transaction. In addition to the representations and warranties contained herein, the Contractor acknowledges that prior to the execution of the Agreement it has thoroughly reviewed and inspected the Agreement documents, and satisfied itself regarding any error, inconsistency, discrepancy, ambiguity, omission, insufficiency of detail or explanation. Contractor further acknowledges that the parties have participated fully in the preparation of this Agreement and received the advice of counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, all Parties are deemed to have drafted, chosen and selected the language, and doubtful language will not be interpreted or construed against any Party.

27. COUNTERPARTS. This Agreement may be executed in any number of counterparts with the same effect as if all parties had signed the same document. All fully executed counterparts shall be construed together and shall constitute one and the same contract.

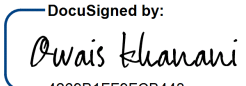
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**SIGNATURE PAGE TO
FENCING AGREEMENT**

IN WITNESS WHEREOF, the parties have caused this Agreement to be duly executed
affective as of the day and year first above written.

DISTRICT:

**PRESTON COVE COMMUNITY
DEVELOPMENT DISTRICT**, a Florida
community development district

DocuSigned by:

By: 4269B1EE9ECB443...
Name: Owais Khanani
Chairman/Vice-Chair, Board of Supervisors

CONTRACTOR:

ALL-RITE FENCE SERVICES, LLC, a
Florida profit corporation

By: David Glidewell
Print: David Glidewell
Title: President

EXHIBIT "A"

Proposal



10-14-2025
Proposal No: 2655

GMS- Central Florida
219 E Livingston St
Orlando, FL 32801

Attn: Ashley Hilyard
ahilyard@gmscfl.com

Reference: Preston Cove

Dear Ashley Hilyard,

I am pleased to offer the following quote on fencing as referenced above.

Pool Equipment Enclosure

Furnish and install 40 LF of 4' high commercial 2 rail ornamental fence with (2) self closing gates.

Excludes: Permit

TOTAL = \$3,925.00

Thank you,
Mike Schepper
All-Rite Fence Services, LLC.

Price valid for 7 days

AFFIDAVIT OF COMPLIANCE WITH ANTI-HUMAN TRAFFICKING LAWS

STATE OF Florida


COUNTY OF Orange

In accordance with Section 787.06(13), *Florida Statutes*, the undersigned, on behalf of, CSS Clean Star Services of Central Florida, Inc., a Florida profit corporation (the "Contractor"), hereby attests under penalty of perjury that, the Contractor, to the best of my knowledge and reasonable belief, does not use coercion for labor or services as defined in Section 787.06, *Florida Statutes*, entitled "Human Trafficking."

The undersigned is authorized to execute this affidavit on behalf of the Contractor.

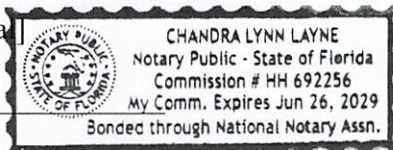
Date: October 30, 2025


ALL-RITE FENCE SERVICES, LLC, a
Florida profit corporation

Signed: 
Name: David Glidewell
Title: President

SUBSCRIBED AND SWORN TO before me by means of ☒ physical presence or ☐ online notarization, this 30th day of October, 2025, by David Glidewell, as President of ALL-RITE FENCE SERVICES, LLC. Said person is (check one) ☒ personally known to me or ☐ has produced a valid driver's license as identification.

[Notary Seal]




Signature of person taking acknowledgment
Name (typed, printed or stamped):

Title or Rank: Notary
Serial number (if any): _____

SECTION 6

SECTION C

SECTION I

Bank	Date	Check No.'s		Amount
General Fund				
	11/6/25	198-202	\$	13,500.00
	11/26/25	203-206	\$	22,887.64
			\$	36,387.64

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT #
11/06/25	00022	10/30/25 20568	202510 320-53800-47000	OCT LAKE MAINTENANCE	*	950.00	
				AQUATIC WEED MANAGEMENT, INC.			950.00 000198
11/06/25	00023	11/01/25 178320	202511 320-53800-46100	NOV LANDSCAPE MAINTENANCE	*	11,000.00	
				BLADE RUNNERS COMMERCIAL			11,000.00 000199
11/06/25	00027	10/21/25 16302	202510 330-53800-46000	OCT 25 JANITORIAL	*	50.00	
				CSS CLEAN STAR SERVICES OF CFL INC.			50.00 000200
11/06/25	00004	10/21/25 5294977	202509 310-51300-31100	ENGINEER SVCS THRU SEP25	*	150.00	
				HANSON WALTER & ASSOCIATES INC			150.00 000201
11/06/25	00026	11/01/25 26730	202511 330-53800-48000	NOV25 POOL SERVICE	*	1,350.00	
				RESORT POOL SERVICES			1,350.00 000202
11/26/25	00022	11/25/25 20737	202511 320-53800-47000	NOV LAKE MAINTENANCE	*	950.00	
				AQUATIC WEED MANAGEMENT, INC.			950.00 000203
11/26/25	00023	11/20/25 180917	202511 320-53800-46200	PROPERTY IMPROVEMENTS	*	2,766.04	
		11/20/25 180923	202511 320-53800-46200	PROPERTY IMPROVEMENTS	*	2,766.04	
		11/20/25 180927	202511 320-53800-46200	PROPERTY IMPROVEMENTS	*	3,855.76	
		11/20/25 180929	202511 320-53800-46200	PROPERTY IMPROVEMENTS	*	4,600.85	
				BLADE RUNNERS COMMERCIAL			13,988.69 000204
11/26/25	00006	11/01/25 80	202511 320-53800-34100	NOV25 FIELD MANAGEMENT	*	1,351.92	
		11/01/25 81	202511 310-51300-34000	NOV25 MANAGEMENT FEES	*	3,433.33	
		11/01/25 81	202511 310-51300-35200	NOV25 WEBSITE ADMIN	*	108.17	
		11/01/25 81	202511 310-51300-35100	NOV25 INFO TECH	*	162.25	
		11/01/25 81	202511 310-51300-31300	NOV25 DISSEM AGENT SRVCS	*	450.67	
		11/01/25 81	202511 310-51300-51000	OFFICE SUPPLIES	*	.24	

PRCO PRESTON COVE AMOSSING

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
		11/01/25 81	202511 310-51300-42000		*	5.94	
		POSTAGE					
		11/01/25 81	202511 310-51300-48000		*	279.43	
		ORLANDO SENTINEL AD					
GOVERNMENTAL MANAGEMENT SERVICES							5,791.95 000205
11/26/25 00003		11/12/25 147121	202510 310-51300-31500		*	1,183.50	
		GENERAL SERVICES OCT25					
		11/12/25 147122	202510 310-51300-31500		*	973.50	
		CONVEYANCES/REQUISITIONS					
LATHAM LUNA EDEN & BEAUDINE LLP							2,157.00 000206
TOTAL FOR BANK A						36,387.64	
TOTAL FOR REGISTER						36,387.64	

SECTION II

Preston Cove
Community Development District

Unaudited Financial Reporting
November 30, 2025



Table of Contents

1	<u>Balance Sheet</u>
2	<u>General Fund</u>
3	<u>Debt Service Fund - Series 2022</u>
4	<u>Capital Projects Fund - Series 2022</u>
5	<u>Month to Month</u>
6	<u>Long Term Debt Schedule</u>
7	<u>Assessment Receipt Schedule</u>

Preston Cove
Community Development District
Combined Balance Sheet
November 30, 2025

	<i>General Fund</i>	<i>Debt Service Fund</i>	<i>Capital Projects Fund</i>	<i>Totals Governmental Funds</i>
Assets:				
Operating Account	\$ 44,637	\$ -	\$ -	\$ 44,637
Due from Developer	\$ -	\$ -	\$ -	\$ -
Due from Debt Service	\$ -	\$ -	\$ -	\$ -
INV - SBA	\$ 256,806			
Assessment Receivable	\$ -	\$ -	\$ -	\$ -
Due from General Fund	\$ -	\$ 13,453	\$ -	\$ 13,453
Prepaid Expense	\$ -	\$ -	\$ -	\$ -
Investments:				
<u>Series</u>				
Reserve	\$ -	\$ 670,238	\$ -	\$ 670,238
Revenue	\$ -	\$ 46,780	\$ -	\$ 46,780
Capitalized Interest	\$ -	\$ 15	\$ -	\$ 15
Sinking Fund	\$ -	\$ -	\$ -	\$ -
Construction	\$ -	\$ -	\$ 57,560	\$ 57,560
Cost of Issuance	\$ -	\$ -	\$ -	\$ -
Total Assets	\$ 301,443	\$ 730,485	\$ 57,560	\$ 1,089,489
Liabilities:				
Accounts Payable	\$ -	\$ -	\$ -	\$ -
Due to Debt Service	\$ 13,453	\$ -	\$ -	\$ 13,453
Due to Developer	\$ -	\$ -	\$ -	\$ -
Due to Capital Projects	\$ -	\$ -	\$ -	\$ -
Due to General Fund	\$ -	\$ -	\$ -	\$ -
Developer Advance	\$ -	\$ -	\$ -	\$ -
Total Liabilities	\$ 13,453	\$ -	\$ -	\$ 13,453
Fund Balance:				
Assigned For:				
Debt Service - Series 2022	\$ -	\$ 730,485	\$ -	\$ 730,485
Restricted For:				
Capital Projects - Series 2022	\$ -	\$ -	\$ 57,560	\$ 57,560
Unassigned	\$ 287,991	\$ -	\$ -	\$ 287,991
Total Fund Balances	\$ 287,991	\$ 730,485	\$ 57,560	\$ 1,076,036
Total Liabilities & Fund Balance	\$ 301,443	\$ 730,485	\$ 57,560	\$ 1,089,489

Preston Cove
Community Development District
General Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending November 30, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 11/30/25	Thru 11/30/25	Variance

Revenues:

Assessments - On Roll	\$ 388,556	\$ 18,801	\$ 18,801	\$ -
Assessments - Direct	\$ 53,573	\$ -	\$ -	\$ -
Interest - SBA	\$ -	\$ -	\$ 1,842	\$ 1,842
Developer Contributions	\$ 243,860	\$ -	\$ -	\$ -
Total Revenues	\$ 685,989	\$ 18,801	\$ 20,643	\$ 1,842

Expenditures:

General & Administrative:

Supervisor Fees	\$ 12,000	\$ 2,000	\$ -	\$ 2,000
FICA Expense	\$ 918	\$ 153	\$ -	\$ 153
Engineering	\$ 15,000	\$ 2,500	\$ -	\$ 2,500
Attorney	\$ 25,000	\$ 4,167	\$ 2,157	\$ 2,010
Annual Audit	\$ 4,300	\$ 4,300	\$ -	\$ 4,300
Assessment Administration	\$ 5,732	\$ 5,732	\$ 5,732	\$ -
Arbitrage	\$ 450	\$ 450	\$ -	\$ 450
Dissemination	\$ 5,408	\$ 901	\$ 901	\$ (0)
Trustee Fees	\$ 4,500	\$ 4,500	\$ 1,684	\$ 2,816
Management Fees	\$ 41,200	\$ 6,867	\$ 6,867	\$ 0
Information Technology	\$ 1,947	\$ 324	\$ 325	\$ (0)
Website Maintenance	\$ 1,298	\$ 216	\$ 216	\$ (0)
Telephone	\$ 300	\$ 50	\$ -	\$ 50
Postage & Delivery	\$ 800	\$ 133	\$ 12	\$ 121
Insurance	\$ 6,456	\$ 6,456	\$ 6,163	\$ 293
Printing & Binding	\$ 700	\$ 117	\$ -	\$ 117
Legal Advertising	\$ 8,000	\$ 1,333	\$ 476	\$ 858
Other Current Charges	\$ 2,200	\$ 367	\$ 112	\$ 255
Office Supplies	\$ 500	\$ 83	\$ 0	\$ 83
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
Total General & Administrative:	\$ 136,883	\$ 40,825	\$ 24,820	\$ 16,006

Preston Cove
Community Development District
General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending November 30, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 11/30/25	Thru 11/30/25	Variance
<u>Operation and Maintenance</u>				
Field Expenses				
Field Management	\$ 16,223	\$ 2,704	\$ 2,704	\$ (0)
Landscape Maintenance	\$ 140,000	\$ 23,333	\$ 22,000	\$ 1,333
Landscape Contingency	\$ 16,590	\$ 2,765	\$ 13,989	\$ (11,224)
Lake Maintenance	\$ 13,000	\$ 2,167	\$ 1,900	\$ 267
Streetlights	\$ 93,900	\$ 15,650	\$ 131	\$ 15,519
Electric	\$ 5,000	\$ 833	\$ -	\$ 833
Water & Sewer	\$ 3,000	\$ 500	\$ 512	\$ (12)
Sidewalk & Asphalt Maintenance	\$ -	\$ -	\$ -	\$ -
Irrigation Repairs	\$ 6,000	\$ 1,000	\$ -	\$ 1,000
Irrigation - Usage	\$ 30,000	\$ 5,000	\$ 7,411	\$ (2,411)
General Repairs & Maintenance	\$ 20,000	\$ 3,333	\$ -	\$ 3,333
Contingency	\$ 6,273	\$ 1,046	\$ -	\$ 1,046
Subtotal	\$ 349,986	\$ 58,331	\$ 48,646	\$ 9,685
Amenity Expenses				
Staffing	\$ 75,000	\$ 12,500	\$ -	\$ 12,500
Property Insurance	\$ 20,000	\$ 20,000	\$ 6,930	\$ 13,070
Amenity-Electric	\$ 15,000	\$ 2,500	\$ -	\$ 2,500
Amenity-Water	\$ 6,000	\$ 1,000	\$ 329	\$ 671
Dues, License, Permits	\$ 500	\$ 83	\$ -	\$ 83
Cable/Internet	\$ 2,400	\$ 400	\$ -	\$ 400
Pest Control	\$ 720	\$ 120	\$ -	\$ 120
Janitorial Services	\$ 12,000	\$ 2,000	\$ 50	\$ 1,950
Security Services	\$ 5,000	\$ 833	\$ 6,101	\$ (5,268)
Pool Maintenance	\$ 20,000	\$ 3,333	\$ 2,700	\$ 633
Amenity Repairs & Maintenance	\$ 15,000	\$ 2,500	\$ -	\$ 2,500
Special Events	\$ 7,500	\$ 1,250	\$ -	\$ 1,250
Holiday Decorations	\$ 10,000	\$ 1,667	\$ -	\$ 1,667
Amenity Contingency	\$ 10,000	\$ 1,667	\$ -	\$ 1,667
Subtotal	\$ 199,120	\$ 49,853	\$ 16,110	\$ 33,744
Total O&M Expenses:	\$ 549,106	\$ 108,184	\$ 64,756	\$ 43,429
Total Expenditures	\$ 685,989	\$ 149,009	\$ 89,575	\$ 59,434
Excess Revenues (Expenditures)	\$ (0)		\$ (68,932)	
Fund Balance - Beginning	\$ -		\$ 356,923	
Fund Balance - Ending	\$ (0)		\$ 287,991	

Preston Cove

Community Development District

Debt Service Fund - Series 2022

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending November 30, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 11/30/25	Thru 11/30/25	Variance
Revenues:				
Assessments - On Roll	\$ 670,238	\$ 13,453	\$ 13,453	\$ -
Assessments - Direct	\$ -	\$ -	\$ -	\$ -
Interest	\$ 15,000	\$ 1,250	\$ 5,685	\$ 4,435
Total Revenues	\$ 685,238	\$ 14,703	\$19,138	\$ 4,435
Expenditures:				
Interest Expense 11/1	\$ 217,819	\$ 217,819	\$ 217,819	\$ -
Principal Expense 5/1	\$ 235,000	\$ -	\$ -	\$ -
Interest Expense 5/1	\$ 217,819	\$ -	\$ -	\$ -
Total Expenditures	\$ 670,639	\$ 217,819	\$ 217,819	\$ -
Other Financing Sources:				
Transfer In/(Out)	\$ -	\$ -	\$ (4,081)	\$ (4,081)
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ (4,081)	\$ (4,081)
Excess Revenues (Expenditures)	\$ 14,599		\$ (202,762)	
Fund Balance - Beginning	\$ 266,799		\$ 933,247	
Fund Balance - Ending	\$ 281,398		\$ 730,485	

Preston Cove
Community Development District
Capital Projects Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending November 30, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 11/30/25	Thru 11/30/25	Variance
<u>Revenues:</u>				
Interest	\$ -	\$ -	\$ 330	\$ 330
Total Revenues	\$ -	\$ -	\$ 330	\$ 330
<u>Expenditures:</u>				
Capital Outlay - Construction	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -	\$ -
<u>Other Financing Sources:</u>				
Transfer In/(Out)	\$ -	\$ -	\$ 4,081	\$ 4,081
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ 4,081	\$ 4,081
Excess Revenues (Expenditures)	\$ -		\$ 4,411	
Fund Balance - Beginning	\$ -		\$ 53,149	
Fund Balance - Ending	\$ -		\$ 57,560	

Preston Cove

Community Development District

Month to Month

[illegible]

Expenditures:

General & Administrative:

[illegible]

Operation and Maintenance

Field Expenses

[illegible]

Preston Cove

Community Development District

Month to Month

[illegible]

Preston Cove
Community Development District
Long Term Debt Report

Series 2022, Special Assessment Bonds

Interest Rates:	3.250%, 3.600%, 4.000%, 4.125%
Maturity Date:	5/1/2052
Reserve Fund Definition	50% of Maximum Annual Debt Service
Reserve Fund Requirement	\$670,238
Reserve Fund Balance	\$670,238
Bonds Outstanding - 02/28/22	\$11,610,000
Principal Payment - 5/1/23	(\$215,000)
Principal Payment - 5/1/24	(\$220,000)
Principal Payment - 5/1/25	(\$230,000)
Current Bonds Outstanding	\$10,945,000

Elevation Preston Cove, LLC 2026-01				Net Assessments	\$ 341,872.69	\$ 53,494.00	\$ 288,378.69
Date Received	Due Date	Check Number	Net Assessed	Amount Received	General Fund	2022 Debt Service	
	11/1/25		\$ 26,747.00		\$ 26,747.00	\$ -	
	2/1/26		\$ 13,373.50		\$ 13,373.50	\$ -	
	3/1/26		\$ 196,097.51		\$ -	\$ 196,097.51	
	5/1/26		\$ 13,373.50		\$ 13,373.50	\$ -	
	9/1/26		\$ 92,281.18		\$ -	\$ 92,281.18	
			\$ 341,872.69	\$ -	\$ 53,494.00	\$ 288,378.69	

SECTION D

Preston Cove CDD

Field Management Report

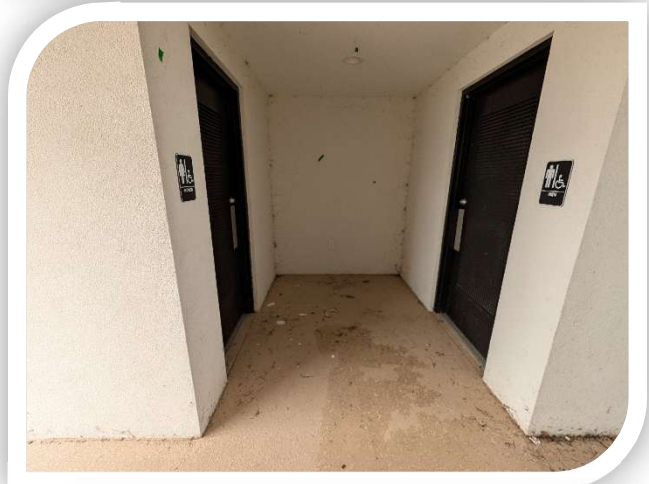
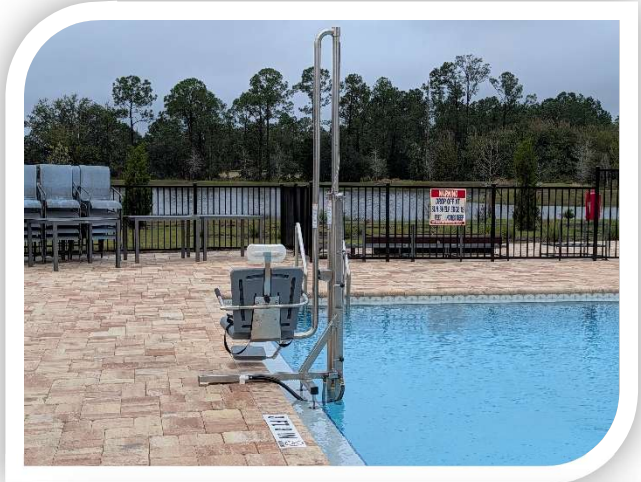


August 17th, 2025
Jarett Wright
Senior Field Manager
GMS

Site Items

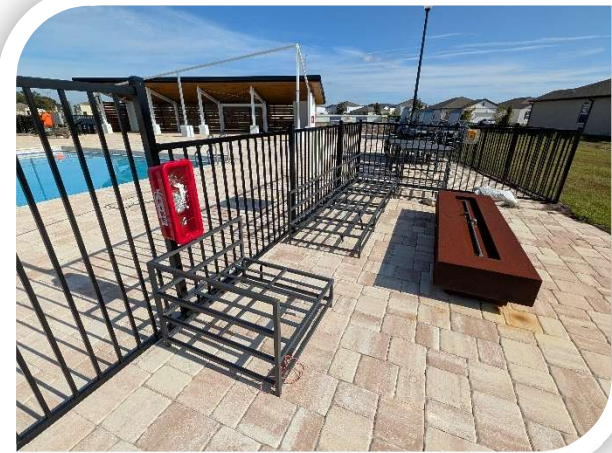
Amenity Turnover

- Finalizing deficiency punch list items with builder for repairs.
- ADA Chairlift and pool pump fencing were installed. Rock will be installed in the pump area.
- Gathering proposals for landscaping adjustments to improve aesthetics and reduce future cost.
- Facility will be pressure washed and deep cleaned along with all pool furniture.
- Installing trash cans on the pool deck and recommend purchasing umbrellas for the pool deck.
- Gathering proposals to replace the pine straw walking path with an ADA compliant alternative.



Site Items

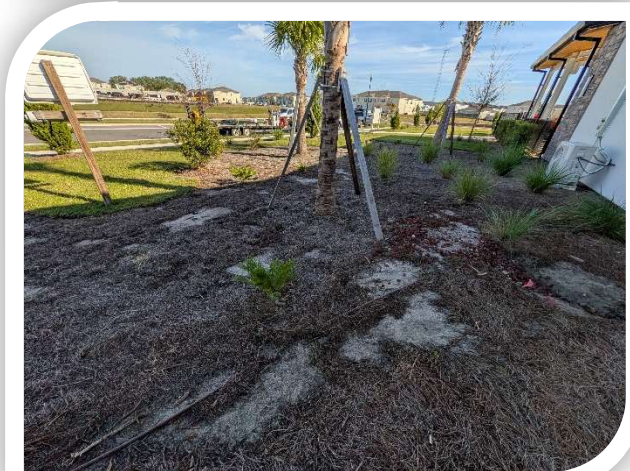
Amenity Photos



Site Items

Amenity Center Landscape Enhancements

- ✚ Gathering Proposals to overhaul the landscaping at the amenity center to improve aesthetics and safety.
- ✚ Removing the majority of pine straw beds that were washing away.
- ✚ Installing new focal points at the main gate entrance.
- ✚ Removing unnecessary plant material and replacing with sod. Mulch beds will also be reduced and sodded to lower future maintenance cost.
- ✚ Replacing dying trees with Japanese Blueberry alternatives.
- ✚ Regrading and extending playground drainage to reduce flooding.
- ✚ Replacing damaged sod in the mailbox verge area and installing paver walking path to reduce future damage.



Site Items

Site Conditions Update

- ✚ Phase 2 and 3 tracts were reviewed prior to CDD maintenance turnover.
- ✚ Tract 25 walking path is damaged and needs to be replaced with an ADA compliant alternative.
- ✚ Bush hogging will be conducted on Tracts 1, 5, 6, 55 and 56.
- ✚ Phase 1 mulching is currently underway.
- ✚ Tract 10 dog park is being temporarily closed until turf can be repaired.
- ✚ Gathering proposals to repair construction damage on Tracts 2 and 17.
- ✚ Preston Cove Dr trees are declining and are being reviewed for potential replacements.
- ✚ Recommend installing cameras and access control systems at the pickleball court.



Conclusion

For any questions or comments regarding the above information, please contact me by phone at 407-750-3599, or by email at jwright@gmscfl.com. Thank you.

Respectfully,
Jarett Wright

SECTION I



Proposal #207068

Date: 12/9/2025

PO #

Customer:

JARETT WRIGHT
Governmental Management Service
The Ridge at Apopka CDD.
219 E. LIVINGSTON ST.
ORLANDO, FL 32801

Property:

Preston Cove CDD
Jones Rd.
St. Cloud, FL 34771

CLUB HOUSE ENHACEMENT FOR PLANTS-SOD-ROCK

Default Group

Property Improvements

Items	Quantity	Price
Demo / Debris Removal / Site Prep	8.00	
Japanese Blueberry 45g	7.00	
Wax Myrtles - 7g Plant Installed - GCS	4.00	
Sweet Viburnum	15.00	
Pink Muhly 3g	32.00	
Agave 15g	3.00	
Ixora - 3g Plant Installed - GCS	36.00	
Blue Daze	120.00	
Bahia Sod (Pallet)	15.00	
Pine Straw Bale	80.00	
1 1/2" Brown River Rock (CY)	6.00	
12" Drain Basin	3.00	
4' Drain pipe	115.00	
paver gray 12x12	32.00	
Labor - Maint	120.00	
Weed Mat (Roll)	1.00	

Property Improvements: \$26,378.79

PROJECT TOTAL: \$26,378.79

Terms & Conditions

By _____

Jorge Ramirez

Date _____

12/9/2025

**Blade Runners Commercial
Landscaping Orlando, LLC**

By _____

Date _____

Preston Cove CDD